



LEGEND	
●	IRON PIPE OR ROD FOUND
⊗	UTILITY POLE
⊗	WATER VALVE OR SHUTOFF
— OHW —	OVERHEAD WIRES
100	1' CONTOUR
~~~~~	WOODS LINE
IPF/IRF	IRON PIPE/ROD FOUND
N/F	NOW OR FORMERLY
000/000	DEED BOOK / PAGE

- PLAN REFERENCES**
- "PLAN OF PROPERTY IN NORTH WINDHAM, MAINE MADE FOR TAYLOR HEIRS" OCT. 5, 1976 REVISED FEB. 23, 1978 BY H.J. & E.C. JORDAN SURVEYORS.
  - "SUBDIVISION PLAN, CHAMBERLAIN ESTATES, MANCHESTER DRIVE, CHAMBERLAIN DRIVE AND DOVAK WAY, WINDHAM, MAINE FOR RECORD OWNER: ROBIE HOLDINGS, LLC" MAY 11, 2021 REV. K MAY 12, 2021 BY DM ROMA CONSULTING ENGINEERS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 221, PAGE 287.
  - "STANDARD BOUNDARY SURVEY, ROUTE 302, WINDHAM, MAINE FOR W.S. DEVELOPMENT ASSOC.," BY OWEN HASKELL, INC., AND DELUCA-HOFFMAN ASSOCIATES, INC., DATED 10-14-93 AND REVISED THROUGH 11-22-94, OHI JOB# 92133.
  - RANGE MAP ENTITLED: "COPY OF OLD PLAN, WINDHAM, MAINE BY HALEY & CUMMINGS, REPRODUCED BY GEORGE SWASEY HALEY, 12-9-35." RECORDED IN PLAN BOOK 24, PAGE 13.

- GENERAL NOTES**
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, NAD83, PER GNSS OBSERVATION.
  - ELEVATIONS ARE BASED ON NAVD88 PER GNSS OBSERVATION.
  - ON APRIL 2ND, 1825, THE TOWN VOTED TO ACCEPT THE BASIN (BASIN) ROAD, SO CALLED, AS RUN BY THE SELECTMAN (IN 1825). IT APPEARS, HOWEVER, THAT A DESCRIPTION OF THE LAYOUT WAS NEVER ENTERED INTO THE RECORD. THEREFORE, THE RECORD WIDTH AND LOCATION OF THE PUBLIC PORTION OF BASIN ROAD IS UNKNOWN. THE APPARENT END OF TOWN MAINTENANCE IS INDICATED HEREON. A PORTION OF THE ROAD SHOWN HEREON IS BELIEVED TO BE A PRIVATE WAY OF UNDEFINED WIDTH. THE FEE INTEREST APPEARS TO BE HELD BY MANCHESTER PROPERTIES, INC, PER DEED BOOK 8559, PAGE 41.
- BASED ON ANCIENT DEEDS, IT WAS BELIEVED THAT THE TOWN ROAD EXTENDED INTO LOT NUMBER 11 IN THE 4TH DIVISION OF LOTS IN WINDHAM (PLAN REFERENCE 4). SEE DEED BOOK 259, PAGE 164.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATION THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**Existing Conditions Survey**  
At  
Basin Road, Windham, Maine  
Made for  
**Gorrill Palmer**  
300 Southborough Drive, Suite 200  
South Portland, Maine

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: SDG/JLW	DATE: JUNE 18, 2024	JOB NO. 2024-143 WI
CHECKED BY: SDG	SCALE: 1" = 20'	DRWG. NO. 1

